

CITY OF WAVERLY, IOWA
HSB 328 & SSB 1227
Estimated ACGFL Tax Rates & Revenues

ADJUSTED CITY GENERAL FUND LEVY RATES & REVENUES					
Fiscal Year	ACGFL Rate	Revenues from Existing Valuation	Revenues from New Construction	Total Revenues	Revenue Growth %
2025-26	\$7.99515	\$4,509,739	\$0	\$4,509,739	
2026-27	\$4.37662	\$4,599,934	\$55,401	\$4,655,336	3.2%
2027-28	\$4.42933	\$4,699,998	\$56,069	\$4,756,066	2.2%
2028-29	\$4.33211	\$4,851,186	\$54,838	\$4,906,024	3.2%
2029-30	\$4.38108	\$4,951,883	\$55,458	\$5,007,341	2.1%
2030-31	\$4.28315	\$5,107,489	\$54,218	\$5,161,707	3.1%
2031-32	\$4.32862	\$5,207,021	\$54,794	\$5,261,815	1.9%
2032-33	\$4.23167	\$5,367,056	\$53,566	\$5,420,623	3.0%
2033-34	\$4.27390	\$5,465,355	\$54,101	\$5,519,456	1.8%
2034-35	\$4.17801	\$5,629,841	\$52,887	\$5,682,729	3.0%
2035-36	\$4.21726	\$5,726,875	\$53,384	\$5,780,259	1.7%

TOTAL ASSESSED AND TAXABLE VALUATIONS				
Fiscal Year	Total Assessed Valuation (Including Ag)	Non-TIF Taxable Valuation (Excluding Ag)	TIF Taxable Valuation (Excluding Ag)	Total Taxable Valuation (Excluding Ag)
2025-26	\$1,116,725,414	\$564,059,701	\$29,671,002	\$593,730,703
2026-27	\$1,106,380,503	\$1,063,682,865	\$35,808,622	\$1,099,491,487
2027-28	\$1,117,752,677	\$1,073,766,489	\$37,097,172	\$1,110,863,661
2028-29	\$1,179,544,299	\$1,132,479,130	\$40,176,153	\$1,172,655,283
2029-30	\$1,191,300,473	\$1,142,946,754	\$41,464,703	\$1,184,411,457
2030-31	\$1,256,770,539	\$1,205,119,462	\$44,762,061	\$1,249,881,523
2031-32	\$1,268,526,713	\$1,215,587,086	\$46,050,611	\$1,261,637,697
2032-33	\$1,337,431,682	\$1,280,965,402	\$49,577,264	\$1,330,542,666
2033-34	\$1,349,187,856	\$1,291,433,026	\$50,865,814	\$1,342,298,840
2034-35	\$1,421,674,247	\$1,360,152,004	\$54,633,227	\$1,414,785,231
2035-36	\$1,433,430,421	\$1,370,619,628	\$55,921,777	\$1,426,541,405

TAXABLE VALUATION BY PROPERTY CLASS (%)						
Fiscal Year	Gross Residential	Exemptions	Net Residential	Commercial	Industrial	G&E
2025-26	72.67%	-1.32%	71.35%	22.06%	6.03%	0.37%
2026-27	91.07%	-12.34%	78.73%	17.01%	3.79%	0.20%
2027-28	91.03%	-12.45%	78.58%	17.20%	3.76%	0.20%
2028-29	90.52%	-12.01%	78.51%	17.45%	3.60%	0.19%
2029-30	90.46%	-12.07%	78.38%	17.62%	3.56%	0.18%
2030-31	89.94%	-11.61%	78.32%	17.86%	3.41%	0.18%
2031-32	89.88%	-11.68%	78.20%	18.01%	3.38%	0.17%
2032-33	89.37%	-11.23%	78.14%	18.24%	3.24%	0.16%
2033-34	89.33%	-11.30%	78.03%	18.38%	3.22%	0.16%
2034-35	88.84%	-10.87%	77.97%	18.60%	3.09%	0.15%
2035-36	88.80%	-10.94%	77.86%	18.73%	3.06%	0.15%

NOTE: Total Taxable Valuation will be lower than the Total Assessed valuation because:
1) Ag Land and Ag Building values are excluded, and
2) the Gas and Electric Utility rollback is not affected by the proposed legislation and is less than 100%.

CITY OF WAVERLY, IOWA

Estimated ACGFL Tax Rates & Revenues

Under Proposed HSB 328/SSB 1227

ACGFL RATES & REVENUES - Proposed HSB 328/SSB 1227			
Taxable Non-TIF			
Fiscal Year	Valuation	ACGFL Rate	Total Revenues
2025-26	\$564,059,701	\$7.99515	\$4,509,739
2026-27	\$1,063,682,865	\$4.37662	\$4,655,336
2027-28	\$1,073,766,489	\$4.42933	\$4,756,066
2028-29	\$1,132,479,130	\$4.33211	\$4,906,024
2029-30	\$1,142,946,754	\$4.38108	\$5,007,341
2030-31	\$1,205,119,462	\$4.28315	\$5,161,707
2031-32	\$1,215,587,086	\$4.32862	\$5,261,815
2032-33	\$1,280,965,402	\$4.23167	\$5,420,623
2033-34	\$1,291,433,026	\$4.27390	\$5,519,456
2034-35	\$1,360,152,004	\$4.17801	\$5,682,729
2035-36	\$1,370,619,628	\$4.21726	\$5,780,259

CITY OF WAVERLY, IOWA

Estimated ACGFL Tax Rates & Revenues

Under Current HF 718/SF 2442

ACGFL RATES & REVENUES - Existing HF 718/SF 2442			
Taxable Non-TIF			
Fiscal Year	Valuation	ACGFL Rate	Total Revenues
2025-26	\$564,059,701	\$7.99515	\$4,509,739
2026-27	\$581,860,911	\$7.91599	\$4,606,003
2027-28	\$596,332,526	\$7.91599	\$4,720,560
2028-29	\$622,341,878	\$7.91599	\$4,926,449
2029-30	\$638,835,962	\$7.91599	\$5,057,016
2030-31	\$666,359,085	\$7.91599	\$5,274,889
2031-32	\$683,624,161	\$7.91599	\$5,411,559
2032-33	\$712,739,443	\$7.91599	\$5,642,035
2033-34	\$730,817,910	\$7.91599	\$5,785,144
2034-35	\$761,609,070	\$7.91599	\$6,028,887
2035-36	\$780,541,982	\$7.91599	\$6,178,759

IMPACT OF PROPOSED HSB 328/SSB 1227 vs. CURRENT HF 718/SF 2442			
Taxable Non-TIF			
Fiscal Year	Valuation	ACGFL Rate	Total Revenues
2025-26	\$0	\$0.00000	\$0
2026-27	\$481,821,953	(\$3.53937)	\$49,333
2027-28	\$477,433,963	(\$3.48666)	\$35,506
2028-29	\$510,137,251	(\$3.58388)	-\$20,425
2029-30	\$504,110,792	(\$3.53491)	-\$49,675
2030-31	\$538,760,377	(\$3.63284)	-\$113,182
2031-32	\$531,962,925	(\$3.58737)	-\$149,745
2032-33	\$568,225,959	(\$3.68432)	-\$221,412
2033-34	\$560,615,116	(\$3.64209)	-\$265,689
2034-35	\$598,542,934	(\$3.73798)	-\$346,158
2035-36	\$590,077,645	(\$3.69873)	-\$398,500

CITY OF WAVERLY, IOWA
Estimated Tax Bill - **ACFGL Portion ONLY**
Change between FY 2026 and FY 2031

Commerical Valuation		Commercial Tax Bill		Industrial Valuation		Industrial Tax Bill		Residential Valuation		Residential Homestead - Non Senio		Residential Homestead - Senior		Residential Non-Homestead	
FY 2026	FY 2031	FY 2026	FY 2031	FY 2026	FY 2031	FY 2026	FY 2031	FY 2026	FY 2031	FY 2026	FY 2031	FY 2026	FY 2031	FY 2026	FY 2031
\$50,000	\$61,740	\$190	\$264	\$50,000	\$51,515	\$190	\$221	\$50,000	\$58,947	\$171	\$38	\$147	\$38	\$190	\$252
\$100,000	\$123,480	\$379	\$529	\$100,000	\$103,030	\$379	\$441	\$100,000	\$117,894	\$361	\$291	\$336	\$291	\$379	\$505
\$150,000	\$185,220	\$569	\$793	\$150,000	\$154,545	\$569	\$662	\$150,000	\$176,842	\$550	\$543	\$526	\$543	\$569	\$757
\$200,000	\$246,960	\$929	\$1,058	\$200,000	\$206,060	\$929	\$883	\$200,000	\$235,789	\$740	\$796	\$715	\$796	\$758	\$1,010
\$250,000	\$308,700	\$1,288	\$1,322	\$250,000	\$257,575	\$1,288	\$1,103	\$250,000	\$294,736	\$930	\$1,048	\$905	\$1,048	\$948	\$1,262
\$300,000	\$370,440	\$1,648	\$1,587	\$300,000	\$309,090	\$1,648	\$1,324	\$300,000	\$353,683	\$1,119	\$1,301	\$1,095	\$1,301	\$1,138	\$1,515
\$400,000	\$493,920	\$2,368	\$2,116	\$400,000	\$412,120	\$2,368	\$1,765	\$400,000	\$471,578	\$1,498	\$1,806	\$1,474	\$1,806	\$1,517	\$2,020
\$500,000	\$617,400	\$3,087	\$2,644	\$500,000	\$515,151	\$3,087	\$2,206	\$500,000	\$589,472	\$1,878	\$2,311	\$1,853	\$2,311	\$1,896	\$2,525
\$600,000	\$740,880	\$3,807	\$3,173	\$600,000	\$618,181	\$3,807	\$2,648	\$600,000	\$707,366	\$2,257	\$2,816	\$2,232	\$2,816	\$2,275	\$3,030
\$700,000	\$864,360	\$4,526	\$3,702	\$700,000	\$721,211	\$4,526	\$3,089	\$700,000	\$825,261	\$2,636	\$3,321	\$2,612	\$3,321	\$2,655	\$3,535
\$800,000	\$987,840	\$5,246	\$4,231	\$800,000	\$824,241	\$5,246	\$3,530	\$800,000	\$943,155	\$3,015	\$3,826	\$2,991	\$3,826	\$3,034	\$4,040
\$900,000	\$1,111,320	\$5,966	\$4,760	\$900,000	\$927,271	\$5,966	\$3,972	\$900,000	\$1,061,050	\$3,395	\$4,330	\$3,370	\$4,330	\$3,413	\$4,545
\$1,000,000	\$1,234,800	\$6,685	\$5,289	\$1,000,000	\$1,030,301	\$6,685	\$4,413	\$1,000,000	\$1,178,944	\$3,774	\$4,835	\$3,749	\$4,835	\$3,792	\$5,050
\$2,000,000	\$2,469,600	\$13,881	\$10,578	\$2,000,000	\$2,060,602	\$13,881	\$8,826	\$2,000,000	\$2,357,888	\$7,566	\$9,885	\$7,541	\$9,885	\$7,584	\$10,099
\$3,000,000	\$3,704,400	\$21,076	\$15,867	\$3,000,000	\$3,090,903	\$21,076	\$13,239	\$3,000,000	\$3,536,832	\$11,358	\$14,935	\$11,334	\$14,935	\$11,377	\$15,149
\$4,000,000	\$4,939,200	\$28,272	\$21,155	\$4,000,000	\$4,121,204	\$28,272	\$17,652	\$4,000,000	\$4,715,776	\$15,151	\$19,984	\$15,126	\$19,984	\$15,169	\$20,198
\$5,000,000	\$6,174,000	\$35,468	\$26,444	\$5,000,000	\$5,151,505	\$35,468	\$22,065	\$5,000,000	\$5,894,720	\$18,943	\$25,034	\$18,918	\$25,034	\$18,961	\$25,248
\$6,000,000	\$7,408,800	\$42,663	\$31,733	\$6,000,000	\$6,181,806	\$42,663	\$26,478	\$6,000,000	\$7,073,664	\$22,735	\$30,083	\$22,710	\$30,083	\$22,753	\$30,298
\$7,000,000	\$8,643,600	\$49,859	\$37,022	\$7,000,000	\$7,212,107	\$49,859	\$30,891	\$7,000,000	\$8,252,608	\$26,527	\$35,133	\$26,503	\$35,133	\$26,546	\$35,347
\$8,000,000	\$9,878,400	\$57,055	\$42,311	\$8,000,000	\$8,242,408	\$57,055	\$35,303	\$8,000,000	\$9,431,552	\$30,319	\$40,183	\$30,295	\$40,183	\$30,338	\$40,397
\$9,000,000	\$11,113,200	\$64,250	\$47,600	\$9,000,000	\$9,272,709	\$64,250	\$39,716	\$9,000,000	\$10,610,496	\$34,112	\$45,232	\$34,087	\$45,232	\$34,130	\$45,446
\$10,000,000	\$12,348,000	\$71,446	\$52,888	\$10,000,000	\$10,303,010	\$71,446	\$44,129	\$10,000,000	\$11,789,440	\$37,904	\$50,282	\$37,879	\$50,282	\$37,922	\$50,496
\$15,000,000	\$18,522,000	\$107,424	\$79,333	\$15,000,000	\$15,454,515	\$107,424	\$66,194	\$15,000,000	\$17,684,160	\$56,865	\$75,530	\$56,840	\$75,530	\$56,883	\$75,744
\$20,000,000	\$24,696,000	\$143,402	\$105,777	\$20,000,000	\$20,606,020	\$143,402	\$88,259	\$20,000,000	\$23,578,880	\$75,826	\$100,778	\$75,801	\$100,778	\$75,845	\$100,992
\$25,000,000	\$30,870,000	\$179,380	\$132,221	\$25,000,000	\$25,757,525	\$179,380	\$110,323	\$25,000,000	\$29,473,600	\$94,787	\$126,026	\$94,763	\$126,026	\$94,806	\$126,240
\$30,000,000	\$37,044,000	\$215,358	\$158,665	\$30,000,000	\$30,909,030	\$215,358	\$132,388	\$30,000,000	\$35,368,320	\$113,748	\$151,274	\$113,724	\$151,274	\$113,767	\$151,488
\$35,000,000	\$43,218,000	\$251,337	\$185,109	\$35,000,000	\$36,060,535	\$251,337	\$154,453	\$35,000,000	\$41,263,040	\$132,710	\$176,522	\$132,685	\$176,522	\$132,728	\$176,736
\$40,000,000	\$49,392,000	\$287,315	\$211,553	\$40,000,000	\$41,212,040	\$287,315	\$176,517	\$40,000,000	\$47,157,760	\$151,671	\$201,770	\$151,646	\$201,770	\$151,689	\$201,984
\$45,000,000	\$55,566,000	\$323,293	\$237,998	\$45,000,000	\$46,363,545	\$323,293	\$198,582	\$45,000,000	\$53,052,480	\$170,632	\$227,018	\$170,607	\$227,018	\$170,650	\$227,232
\$50,000,000	\$61,740,000	\$359,271	\$264,442	\$50,000,000	\$51,515,050	\$359,271	\$220,647	\$50,000,000	\$58,947,200	\$189,593	\$252,266	\$189,568	\$252,266	\$189,611	\$252,480

CITY OF WAVERLY, IOWA
Estimated Tax Bill - **ACFGL Portion ONLY**
Change between FY 2026 and FY 2031

	Commercial		Industrial		Residential Homestead - Non Senior		Residential Homestead - Senior		Residential Non-Homestead	
FY 2026 Valuation	FY26/31 Change \$	FY26/31 Change %	FY26/31 Change \$	FY26/31 Change %	FY26/31 Change \$	FY26/31 Change %	FY26/31 Change \$	FY26/31 Change %	FY26/31 Change \$	FY26/31 Change %
\$50,000	\$75	39.47%	\$31	16.37%	(\$133)	(77.62%)	(\$108)	(73.85%)	\$63	33.16%
\$100,000	\$150	39.47%	\$62	16.37%	(\$70)	(19.41%)	(\$45)	(13.50%)	\$126	33.16%
\$150,000	\$224	39.47%	\$93	16.37%	(\$7)	(1.30%)	\$17	3.33%	\$189	33.16%
\$200,000	\$129	13.91%	(\$46)	(4.96%)	\$56	7.53%	\$80	11.23%	\$251	33.16%
\$250,000	\$34	2.62%	(\$185)	(14.37%)	\$119	12.75%	\$143	15.83%	\$314	33.16%
\$300,000	(\$62)	(3.73%)	(\$324)	(19.68%)	\$181	16.21%	\$206	18.83%	\$377	33.16%
\$400,000	(\$252)	(10.65%)	(\$603)	(25.45%)	\$307	20.50%	\$332	22.51%	\$503	33.16%
\$500,000	(\$443)	(14.35%)	(\$881)	(28.53%)	\$433	23.06%	\$458	24.69%	\$629	33.16%
\$600,000	(\$634)	(16.64%)	(\$1,159)	(30.45%)	\$559	24.75%	\$583	26.13%	\$754	33.16%
\$700,000	(\$824)	(18.21%)	(\$1,437)	(31.76%)	\$684	25.96%	\$709	27.15%	\$880	33.16%
\$800,000	(\$1,015)	(19.35%)	(\$1,716)	(32.70%)	\$810	26.87%	\$835	27.91%	\$1,006	33.16%
\$900,000	(\$1,206)	(20.21%)	(\$1,994)	(33.42%)	\$936	27.57%	\$961	28.50%	\$1,132	33.16%
\$1,000,000	(\$1,396)	(20.89%)	(\$2,272)	(33.99%)	\$1,062	28.13%	\$1,086	28.97%	\$1,257	33.16%
\$2,000,000	(\$3,303)	(23.80%)	(\$5,055)	(36.42%)	\$2,319	30.65%	\$2,344	31.08%	\$2,515	33.16%
\$3,000,000	(\$5,210)	(24.72%)	(\$7,838)	(37.19%)	\$3,576	31.49%	\$3,601	31.77%	\$3,772	33.16%
\$4,000,000	(\$7,117)	(25.17%)	(\$10,620)	(37.56%)	\$4,834	31.90%	\$4,858	32.12%	\$5,029	33.16%
\$5,000,000	(\$9,023)	(25.44%)	(\$13,403)	(37.79%)	\$6,091	32.16%	\$6,116	32.33%	\$6,287	33.16%
\$6,000,000	(\$10,930)	(25.62%)	(\$16,186)	(37.94%)	\$7,348	32.32%	\$7,373	32.47%	\$7,544	33.16%
\$7,000,000	(\$12,837)	(25.75%)	(\$18,968)	(38.04%)	\$8,606	32.44%	\$8,630	32.56%	\$8,802	33.16%
\$8,000,000	(\$14,744)	(25.84%)	(\$21,751)	(38.12%)	\$9,863	32.53%	\$9,888	32.64%	\$10,059	33.16%
\$9,000,000	(\$16,651)	(25.92%)	(\$24,534)	(38.18%)	\$11,121	32.60%	\$11,145	32.70%	\$11,316	33.16%
\$10,000,000	(\$18,557)	(25.97%)	(\$27,316)	(38.23%)	\$12,378	32.66%	\$12,403	32.74%	\$12,574	33.16%
\$15,000,000	(\$28,091)	(26.15%)	(\$41,230)	(38.38%)	\$18,665	32.82%	\$18,689	32.88%	\$18,861	33.16%
\$20,000,000	(\$37,625)	(26.24%)	(\$55,143)	(38.45%)	\$24,952	32.91%	\$24,976	32.95%	\$25,147	33.16%
\$25,000,000	(\$47,159)	(26.29%)	(\$69,057)	(38.50%)	\$31,238	32.96%	\$31,263	32.99%	\$31,434	33.16%
\$30,000,000	(\$56,693)	(26.33%)	(\$82,970)	(38.53%)	\$37,525	32.99%	\$37,550	33.02%	\$37,721	33.16%
\$35,000,000	(\$66,227)	(26.35%)	(\$96,884)	(38.55%)	\$43,812	33.01%	\$43,837	33.04%	\$44,008	33.16%
\$40,000,000	(\$75,761)	(26.37%)	(\$110,797)	(38.56%)	\$50,099	33.03%	\$50,124	33.05%	\$50,295	33.16%
\$45,000,000	(\$85,295)	(26.38%)	(\$124,711)	(38.58%)	\$56,386	33.05%	\$56,410	33.06%	\$56,582	33.16%
\$50,000,000	(\$94,829)	(26.39%)	(\$138,624)	(38.58%)	\$62,673	33.06%	\$62,697	33.07%	\$62,868	33.16%